

MINUTES
WOODSTOCK CITY COUNCIL

September 21, 2021
City Council Chambers

A regular meeting of the Woodstock City Council was called to order at 7:00 PM on Tuesday, September 21, 2021 by Mayor Michael Turner in the Council Chambers at Woodstock City Hall. He explained the Consent Calendar process and invited public participation and noted, as is the City's policy, this evening's meeting is being live streamed with a recording archived should members of the public wish to view it in the future.

A roll call was taken.

COUNCIL MEMBERS PRESENT: Darrin Flynn, Lisa Lohmeyer, Tom Nierman, Wendy Piersall, Gordon Tebo, and Mayor Michael Turner.

COUNCIL MEMBERS ABSENT: Bob Seegers, Sr.

STAFF PRESENT: City Manager Roscoe Stelford, City Attorney Ruth Schlossberg, Assistant City Manager/Finance Director Paul Christensen, Public Works Director Christina Betz, Economic Development Director Garrett Anderson, Building and Zoning Director Joe Napolitano, Library Director Nick Weber, City Planner Darrell Moore, Grants/Communications Manager Terry Willcockson, and City Clerk Cindy Smiley.

OTHERS PRESENT: Arts Commission Member Susan Stelford

III. FLOOR DISCUSSION

A. Presentation – Creative Woodstock

Mayor Turner stated Library Director Nick Weber will be presenting a conceptual idea to Council for Creative Woodstock in the Old Courthouse. He stated there will be no decision made on this tonight, but rather this is an opportunity for Council to ask questions and make comments, noting this is not the final opportunity to get into depth on this concept. He asked Council to thoughtfully listen to Mr. Weber's presentation.

Mr. Weber stated development of this project started quite a while ago, noting he has received assistance and feedback from members of the community. He stated his belief this could be a wonderful addition to the Old Courthouse and to the city. He stated the space he is suggesting being used for Creative Woodstock is on the far south end of the building, which was the former location of NACC.

Mr. Weber then made a presentation to the City Council on Creative Woodstock.

He stated the goal of Creative Woodstock would be to transform the Old Courthouse into a vibrant, thriving arts destination that attracts tourists from around the region, serves Woodstock residents, bolsters local businesses, including the other tenants of the building, and anchors the Historic Square in tandem with the Woodstock Opera House. He opined this could be a dynamic energizing place that makes the Square and Woodstock better.

Mr. Weber stated this proposal covers many aspects in regards to anything creative. He noted there are a huge number of collaborative opportunities. He listed a few of the potential City-related partnerships as follows, noting there are many other opportunities:

- Other Old Courthouse Tenants;
- Woodstock Opera House;
- Woodstock Recreation Department;
- Woodstock Arts Commission;
- Woodstock Chamber of Commerce;
- Real Woodstock; and
- Friends of the Old Courthouse.

He listed some of the many potential Art-Related Partnerships as follow:

- Clayworkers' Guild of Illinois;
- Oil Painters of America;
- Live Drawing Art Classes – Ian Morrison;
- The Old Courthouse Figurative League;
- Spoken Word Café;
- Atrocious Poets;
- McHenry County College;
- D200 art classes and shows;
- SOAR;
- Woodstock Pride; and
- Northland Area Arts League.

Mr. Weber asked those present to imagine:

- The Old Courthouse buzzing with activity, days, evenings, and weekends. He noted 68% of tourism is driven by arts and culture.
- Festivals, art walks, after dark events, theme nights, exhibits, receptions, and more. Creative Woodstock would be the creative conduit connecting the Woodstock Art Scene. He stated this would not just be in the daytime and would be for residents and tourists alike, young and old.
- Synergy with businesses and events: Food and art pairings, Paint & Sip events in partnership with other Courthouse tenants, themed activities for Groundhog Day, Fall Didley, etc. He stated this would bring together a lot of groups in the community that have no one, central place, bringing together the arts community and creative individuals.

Mr. Weber stated the Creative Woodstock proposal has many proven success indicators, noting when there is something in the Old Courthouse, people love it and come back. He stated the building sells itself and the experience sticks in their minds, opining Creative Woodstock will take advantage of and capitalize on that. Other success indicators include:

- Residents and tourists jump at the opportunity to visit the Old Courthouse for exhibits, for concerts, and for special events.

- Visitors seek out unique cultural experiences. Woodstock is primed to become the center of a regional arts movement.

Mr. Weber opined Woodstock has advantages over other communities in McHenry County to become an arts center. He stated many of the groups feel the missing key is a center, noting Creative Woodstock would fill this need. He stated the advantages include:

- Location in the center of the County;
- Historic Square which establishes a unique sense of time and place;
- City-owned – two nationally-designated historic buildings, the Old Courthouse and Opera House, that anchor the Woodstock Square; and
- Arts Community – vibrant and large assortment of visual and performance artists and groups in Woodstock and McHenry County.

Mr. Weber stated there are many reasons why Creative Woodstock should be a City-run service, among them:

- A City-owned historic building should have a City presence for management and maintenance oversight.
- With local control, the City can establish, set, and model extended open hours on nights and weekends for other privately-owned businesses.
- Increased service - Extended City services such as additional location and hours for library book drop off, paying water bills, purchasing garbage stickers, signing up for Rec programs or pool passes.
- Better Coordination – Take advantage of City marketing efforts such as multiple social media pages, website, City Scene program listings, Library Newsletter, City Manager's Newsletter.
- Inclusive – Non-profit groups and artists have limited resources and volunteers resulting in ad hoc approach.
- Internal synergy with other City Departments and external synergy with existing partnerships such as D200 and others.

Mr. Weber stated the key to the process is to have someone to run Creative Woodstock, talking about the qualifications needed for this position. He also listed the duties of the Manager, including but not exclusive of hiring/securing local artists, groups and businesses for programming and events; marketing and advertising; curating exhibits; managing retail space; maintaining permanent exhibits; coordinating rental spaces; and providing public tours.

Mr. Weber stated the building would also have elements such as the Art-o-mat and Selfie Spots to contribute to the unique artistic and historic draw of the building. He stated the building would offer an additional location and increased open hours for City services such as garbage stickers, water payments, registration, etc., which will get the public into the building and let people know what is going on in the building. He noted this would increase Library and City Recreation Department programming for children, adults, and seniors. He stated the building would house the City Arts Commission activities and projects, and would increase events for the Lighting of the Square traditions with Old Courthouse Space.

Mr. Weber gave examples of events which could be held including, but not exclusive of:

- Rotating Art Exhibits;
- Literary Events with the Public Library;
- 2nd Friday Monthly Events;
- Senior Programs Coordinated with SOAR;
- After School Art Clubs with D200 and the Recreation Department;
- Chocolates & Canvas;
- Beer and Bongos;
- Paint & Sip;
- Dinner Theater;
- Paranormal Nights;
- Magic Shows;
- Murder Mystery Dinners;
- Art Festivals, Markets, & Galas; and
- Brown Bag Lunch Lectures.

He stated these are just a few examples, noting there are many opportunities and a lot of variety.

Mr. Weber then showed the proposed floor plan, noting there would be a Gallery which could be the scene of programming events and also be rented out; the Art Retail Store for art supplies, art for sale, and specialty souvenirs; Classroom space which could also host small events and be rented out; storage/cleanup space which could also double as classroom space; office space; and corporate/meeting space. He stated he would like to use some of the historic aspects of the building with more creativity.

Mr. Weber talked about the potential open hours and programming, stating the space would be open six days per week 10:00 AM to 8:00 PM, closing on Mondays, modeling those hours of the other Square retailers. He stated the hours would include a variety of programming including morning senior programming, an after-school kids club, and art workshops/other events in the evening. He stated Fridays and Saturdays would include tourist art events and special after dark events with late night closure. He noted another advantage would be the ability of the Chamber Visitor Center to be open all hours with Creative Woodstock staff covering after Chamber hours.

Mr. Weber talked about revenue generation, noting programming, liquor service, space rental, and the retail store as revenue sources. He noted alternate revenue sources could be NEA grants for art centers and the Community Foundation for age-friendly and art programming and services. He stated the goal is for neutral funding after the first year, with a profit by year two.

Mr. Weber noted Creative Woodstock could offer programming that would appeal to a broad audience from children to seniors at different times of the day and during the week, with programming and events for residents and tourists alike. He stated it would provide additional City services and also new and additional art-related programming, as recommended by Art Space and the Old Courthouse Commission. He stated it would provide a vibrant art use and retail space, which was preferred over private office space in the historical building on the Square, as recommended by public surveys.

Mr. Weber stated this would be a unique experience that will make people remember Woodstock and want to come back.

Stating he appreciates the creativity Mr. Weber put into this proposal, Mayor Turner opened the floor to Council comments and questions.

Councilman Tebo stated he is impressed by the presentation and the effort Mr. Weber put into it. He opined Creative Woodstock will serve a need in the community. He noted Council has been talking for years about having something in the Old Courthouse that will give back to the residents. In response to questions from Councilman Tebo, Mr. Weber stated it is his assumption the new Executive Directors will assist with coordinating the multiple social media platforms for Creative Woodstock. He stated it is unclear at this time how the historic items and displays will be used, opining it would be to everyone's advantage to use as many historic items as possible in a creative way, so they are active parts of the whole experience. He used the examples of using the jail cells as a photo opportunity for an event such as a bachelorette party or giving a historic aspect to a paint and sip event making the experience even better. Opining the art retail space is a great idea, Councilman Tebo asked about staffing for this. Mr. Weber stated the initial labor projection calls for a full-time manager and a limited part-time employee to help with many tasks, including the retail space. He stated assuming things go well, later projections call for additional staff. Noting MCC has utilized satellite facilities, Councilman Tebo stated it would be great to have them come in for a class.

In response to further questions from Councilman Tebo, Mr. Weber stated staffing for the Woodstock After Dark programming is included in the projections. He stated dinner theater events would be held in the banquet hall, working around other scheduled events. He stated this would be coordinated with the Opera House Managing Director Daniel Campbell. Councilman Tebo opined a lot of people would like this. Mr. Weber stated all activities, including the dinner theater, would be collaborative and would complement the other entities, including the Opera House and the other tenants.

Councilwoman Piersall asked if there were any issues with fundraising and obtaining grants, because the Old Courthouse will be owned by a private entity and Creative Woodstock is a part of the City. City Attorney Schlossberg stated there are restrictions on how much of the building can be rented to the City, noting the Creative Woodstock concept would be under this cap. She stated in terms of grants, Creative Woodstock would be a tenant and could apply as such.

Councilman Nierman opined this is a cool idea that would add a lot to the Downtown. He asked about the structure of how Creative Woodstock would be paying the City (i.e., a lease or per event). Mr. Weber stated Creative Woodstock would be renting the space from the City, paying market rate just as the other tenants. He noted Creative Woodstock would then charge for events, programming, classes, etc. Mr. Christensen reminded those present that the City will not own the building for the first five years.

Councilwoman Lohmeyer stated she feels there is so much Mr. Weber wants to do, she worries about the identity of Creative Woodstock, rather than serving as a place for all the other arts community. She stated she would like more vision of Creative Woodstock. She opined this could be a challenge for a manager, including picking who gets to use the rooms. She stated she loves the idea of getting more people into the building. Mr. Weber noted more polishing needs to be done on the proposal,

stating he does want to have a solid identity, which he believes can be defined over the next couple of weeks.

Councilman Flynn stated this is a great idea with very diverse offerings.

Mr. Weber presented the Creative Woodstock Pro Forma Income Statement. He stated the figures for the first year of operation will depend on when the building is ready and can be occupied. He stated it will rely heavily on classroom rental/programming at the beginning, with revenue building fairly quickly as marketing takes hold and the other uses get into the building. He stated there will be a deficit in the first year, noting Creative Woodstock will be paying full rent with no subsidy. He stated he anticipates achieving profitability by the second year, generating a good profit by year four or five and beyond. Mr. Weber provided labor projections, noting the Manager would receive a salary and benefits, plus eventually incentives. He also provided rental projections for the gallery, classroom space, and event space.

Regarding help with rentals, Councilman Flynn opined Staff is very low in order to cover 50 hours. He opined there should be two to four people for an event space of this size. In response to his question, Mr. Weber stated he envisions the Manager handling the bulk of the duties, with opportunities for volunteers from Friends of the Old Courthouse at the beginning. He stated he does not anticipate the staffing numbers to be low for the first year, with them rising in subsequent years.

Councilman Flynn stated it is very hard for a manager to be in the trenches and also coordinate, opining support Staff should be doubled. He also urged Mr. Weber to look at marketing expenses, opining they are low especially for the start. He opined other ad buys are needed.

In response to a question from Councilman Flynn as to where funds would come from should Creative Woodstock operate at a loss, Mr. Christensen stated this would essentially be a department of the City with those funds coming from the City's budget, which is no different from the library or any other Department. Councilman Flynn stated he is not a fan of this approach, opining some of the projections are low, including the retail. He stated he would like City staff to review the sales taxes generated by the art gallery.

Councilman Flynn stated Mr. Weber is on a good track, noting he likes the activity which is vibrant and caters to many aspects of the community. He urged Mr. Weber to sharpen his figures.

Councilwoman Piersall stated she is thrilled with the proposal, noting it goes back to the work she and Jessica Campbell did when they were on the Old Courthouse Commission. She opined it is a very exciting opportunity for Woodstock, stating as part of the Arts Commission, she sees so much potential for this and how it fits in with other events.

Councilwoman Piersall called attention to an e-mail Council members have received, pointing out that taxpayers have already invested in the building and the TIF will be spending additional funds that the City's residents pay. She stated the email noted taxpayers do not want to have to pay again or go into a restaurant to use the building, opining this is a valid point, noting the proposal has some low-cost or free events.

Councilwoman Piersall stated the proposal suggests many cool events, bringing the "cool factor" to the building. She opined this is the kind of thing the community would love to see in the building

and also would bring people from the Chicago area and Wisconsin. She noted this could have the same impact as the Fourth Friday events in Harvard. Councilwoman Piersall reminded the Council that all of the surveys pointed to the fact that the community really wants the building to have an arts focus. She stated she is pleased with the proposal.

Councilwoman Piersall stated the Pro Forma indicated it is a conservative estimate. She noted it is estimated it will result in 15,000 additional visits to the Square every year. She stated that doesn't include holiday and partnership events, which could double that figure. She stated also not included in this amount is the money these people will spend at other businesses in Woodstock, opining this will have a significant impact.

Mr. Weber stated he really thinks there are some great opportunities to do things with the other tenants in the building and other businesses on the Square. He noted Beer and Bongos, for example, would be a collaboration with MobCraft and the Dinner Theaters would be a partnership with the Public House.

Councilman Tebo echoed Councilwoman Piersall's comments. He stated Council must remember that the City subsidizes the Opera House, noting the amount of dollars it brings in to the other businesses is substantial.

Talking about the revenue listed for classroom fees, Councilman Tebo asked if the classes will be one-time or on-going. Mr. Weber stated some classes will be a one-off, but it is his hope to do more class series that will build on attendance and on other classes. He opined there should be some of each. Councilman Tebo noted one class every other day would be needed to make the Pro Forma, Mr. Weber stated he believes this is doable.

Mr. Weber stated he has thought about how many hours and days are available and how the Manager will promote the facility. He noted this is why the position is recommended to be incentivized.

Mayor Turner thanked Mr. Weber for his out-of-the-box thinking on this proposal. He stated the objectives: Noting the public has made an investment and should have access and there should be a vibe and impact on the Square. He stated these are the goals for this extraordinary building. He stated the building is a blank slate, opining we know what the building is, but we do not know what the businesses ought to be, noting that is the challenge. Mayor Turner stated Mr. Weber created an idea from nothing. He stated as the Council makes its decisions for this building, Council has to consider what should be incorporated to accomplish their goals. He agreed there should be an arts focus, stating it remains one of his priorities. He stated he also completely agrees with a public use of the building as far as classes, for example. He stated he also agrees things should be created that bring a lot of people to the building for a vibe and element of coolness. He stated the question is how, opining the City is not to "how" yet.

Mayor Turner stated in order to achieve the things he wants to achieve, he needs to understand whether this path or outsourcing is something that needs to be looked at. He stated he does not want a "blah" operation that is not successful and does not want one that languishes for two or three years.

Mayor Turner challenged Mr. Weber to develop a plan of action and a timetable. He stated just as if he were opening a business, after the vision, the question is how he is going to put it in place. He asked him to demonstrate that he knows how to make this happen, not just that he wants it to happen.

Mayor Turner stated another element is who would execute these things, noting the next step is to determine who, how, and what is the pathway to success. He challenged him to also look at a combination idea – a combination of a public service side that runs the classes and outsourcing events like the Paint and Sip. He urged Mr. Weber to study this.

Mayor Turner stated the Fourth Friday series is a great example, but noted it is not a City of Harvard project. Noting his comments to look at outsourcing, Mayor Turner stated he wants to be clear he is not looking at the day programs for this, but for the other things. He stated if this is an element of the City, he is OK with the classes being a cost to the City. He stated he is not ok; however, with this for other things like the nighttime events. He stated at the end of the day it is about maximizing potential. He stated Mr. Weber has a start, noting he is not convinced, but is intrigued. He urged Mr. Weber to think out-of-the-box about how this can be run, suggesting he tap into the entrepreneurs in the community, noting how Real Woodstock has done this. Mayor Turner stated he is impressed by what Mr. Weber has started with, noting how he could develop a plan of action and a timetable.

Mayor Turner urged the Council members to speak with Mr. Stelford and Mr. Weber as they contemplate this proposal. He urged Mr. Weber to meet with the Council members.

Mayor Turner opened the floor for Public Comment.

Jessica Campbell, Director of Atrocious Poets, Member of the Arts Commission, and President of the Friends of the Library stated Mr. Weber's proposal has her enthusiastic support. She stated she has spoken with a lot of the artists in town about what this would mean to them, noting they are very enthusiastic because they know the community needs infrastructure. She stated this proposal could advance Woodstock to a really great arts town. Ms. Campbell stated the arts community has a number of goals and ideas, now it needs the infrastructure. She stated at heart this isn't just an idea, but rather an idea generator. It will create space for the public and the artists, and amazing ideas will come out of this. Ms. Campbell stated people and artists from other places will come to Woodstock because we are doing great things. She stated Creative Woodstock will be a transformative space for Woodstock.

Ann Lenzini stated the City needs to keep the arts in the Old Courthouse, opining there will be so much support for this type of use. She opined there may be a need to outsource the evening events because this requires a different skill set. She further opined there will be a need for a marketing position and an event planner. She stated in terms of the artists supporting this concept, they will be behind it 100%.

Mayor Turner thanked Mr. Weber for his presentation.

B. Public Comments

Soraya Katoozian, 107½ E. VanBuren, #2D, thanked Council for their time. She noted she sent them an e-mail and thanked Council members Flynn, Tebo, and Lohmeyer for their responses.

Ms. Katoozian stated she lives on the Square and received a parking ticket for parking in the 24-hour lot for more than 24 hours last weekend. She stated she thought residents were allowed to park there for more than 24 hours, as it is the only parking option for those residents on the Square. She

stated she does not move her car because she is environmentally conscious, opining the City should share this same goal. She stated it is a waste of resources, including energy, her time, and the time of the Police force. She stated there must be a better idea to solve this problem, opining there should be a special dispensation for residents of the Square, as this is like parking in her driveway. She stated she would agree with this, even if she did not live on the Square, noting she is not trying to get out of a ticket, but rather address a systemic issue. She asked Council about the history of this and about any possible solutions.

Mayor Turner stated he appreciates her living in Woodstock. He noted parking is a double-edge sword with the issue on both sides – people who want longer parking and people are parking too long. He stated Council has looked at this previously, opining there is not a perfect solution.

Mayor Turner stated Ms. Katoozian bringing it up is a catalyst to look at options again. He noted if a car is left for a week, it would be a concern for the businesses, with the question being how long then would be appropriate. He noted playing games with parking spaces is not unique to Woodstock. He asked Mr. Stelford to revisit whether there are any alternatives, especially since people's work habits have changed with them not going out to work every day. He noted the City does not have meters or parking space numbers and parking is free, which is very positive. He stated time limits must be put on parking spaces, however, this must be enforced.

Mayor Turner expressed his appreciation to Ms. Katoozian for asking the City to look at this, asking that she provide her contact information to Mr. Stelford who will keep her apprised as to what is being done.

In response to a question from Councilman Tebo, Mr. Stelford stated there are 1,400 parking spaces on and around the Square and Mr. Anderson stated there are approximately 520 housing units within a few blocks of the Square. He noted the census details are expected shortly, which will provide more data on this.

Mayor Turner opined it is probably good to review the different configuration of parking around the Square again.

Ms. Katoozian stated a few people in her building work remotely. She expressed her appreciation for the City in taking time to look at this.

Arlene Lynes, Read Between the Lynes, noted not all retailers are in agreement with the various parking issues. She expressed her agreement this should be looked at. She stated there is a resident in her building who travels routinely out of state and has faced this same situation. She opined there needs to be a program in place for residents of the Square who have a unique situation.

C. Council Comments

Mayor Turner stated Council may remember he was scheduled to visit Zacatecas on September 15th and 16th. He noted those plans changed when an opportunity to appear on national TV with the Executive Vice-President of T-Mobile arose, stating he flew to Ft. Worth to take advantage of this opportunity. He stated the City is fortunate that its delegation, including Jose Rivera and Mayor Emeritus Brian Sager, handled the duties expertly. He stated it is now planned he will visit Zacatecas in March.

CONSENT AGENDA

Motion by L. Lohmeyer, second by D. Flynn, to approve the Consent Agenda.

In response to a question from Mayor Turner, there were no items removed from the Consent Agenda at the request of the Council or the Public.

In response to a question from Mayor Turner as to whether there were any comments or questions from the Council or the Public concerning items remaining on the Consent Agenda, Councilwoman Lohmeyer expressed her appreciation for the visual included for Item D-1, noting it was very helpful.

Mayor Turner affirmed the Consent Agenda to include items A through D-4 as follows:

A. APPROVAL OF CITY COUNCIL MINUTES

September 7, 2021 City Council Minutes

B. WARRANTS: 3971 3972**C. MINUTES AND REPORTS:**

| | |
|--|-----------------|
| Cultural and Social Awareness Commission Minutes | August 30, 2021 |
| Economic Development Commission Minutes | July 1, 2021 |
| Environmental Commission Minutes | July 1, 2021 |
| Environmental Commission Minutes | August 5, 2021 |
| Historic Preservation Commission Minutes | June 14, 2021 |
| Historic Preservation Commission Minutes | August 30, 2021 |
| Human Resources Department Monthly Report | August 2021 |
| Plan Commission Minutes | June 17, 2021 |
| Transportation Commission Minutes | June 16, 2021 |
| Woodstock Library Board of Trustees Minutes | July 8, 2021 |

D. MANAGER'S REPORT NO. 187:

- 1. Historic Tax Credits – Old Courthouse & Sheriff's House** – Authorization for the City Manager to execute a Letter of Intent, dated September 2, 2021 with PNC Bank for the renovations of the Old McHenry County Courthouse & Sheriff's House and authorize the Treasurer to transfer a deposit of \$15,000.
- 2. Resolution – Safe Routes to School – Grant Funding** – Approval of Resolution 21-R-21, identified as Document 1, *A Resolution Supporting the City's Submittal of a 2021 Safe Routes to Schools Grant Application*.
- 3. Award of Contract – Water Towner Cleaning and Spot Repair** – Authorization to award a contract to Water Tower Clean & Coat, Lodi, WI to perform inspection, cleaning, and spot repair services for the Hill Street and Lake Avenue water towers for a not to exceed amount of \$25,000.
- 4. Old Courthouse & Sheriff's House Contract Authorization** - Authorization for The City Manager to approve and execute the necessary documentation to complete required studies and work necessary for the proposed Old Courthouse & Sheriff's House

improvement project for an amount not-to-exceed \$100,000.

A roll call vote was taken. Ayes: D. Flynn, G. Tebo, L. Lohmeyer, T. Nierman, W. Piersall, and Mayor M. Turner. Nays: none. Abstentions: none. Absentees: B. Seegers. Motion carried.

VI. DISCUSSION

1. Old Courthouse & Sheriff's House – Floor Plan & Renovation Update

Mayor Turner stated Staff asked him to look at some “tweaks” to the floor plans, noting these are now being brought to Council.

Mr. Stelford stated Staff has been working with the consultants, including the Construction Manager, and has updated the plans and looked at other concepts. He stated a concept for a second elevator has been reviewed and more research continues on that and on geothermal, noting the Park in the Square has been removed as an option to locate some of the needed infrastructure for this proposed system.

Mr. Christensen stated Staff is looking for a consensus on the plan, excluding the second elevator and installation of geothermal, noting time is running out for further modifications to the floor plans. He stated a geothermal test well must be drilled at a cost of \$25,000, noting it has been decided that before moving forward, Staff will discuss with the Construction Manager the cost differential between the two systems, before spending these funds, as 40 wells will be required. Noting construction will be destructive, tearing up grass and possibly trees, Mr. Christensen stated the parking lot at the corner of Judd and Throop Streets, which can be repaved, is a better location than the Park in the Square. He noted this will require the parking lot to be repaved and responding to a question from Council, stated the infrastructure will need to be installed under Throop Street. Mayor Turner agreed Council has to understand the delta between the two systems. He stated he would not support placing the wells in the Park in the Square. Mr. Christensen indicated this is why staff is proposing the parking lot, depending on costs, noting the impact on Throop Street is also still being determined. Mayor Turner stated this should be kept open-ended at this time until further details can be provided to the Council.

Mr. Moore then made a presentation of the floor plans, noting there have been a few changes to some key elements.

He stated the lower level of the Sheriff's House will house the operations of MobCraft, noting part of the necessary changes to accommodate their operations is the narrow stairway going into the back of the Sheriff's House basement will be modified to provide a pallet lift, thus reducing the strain on the elevator. He stated they are interested in using the jail cells as part of their ambiance. He stated they will also be using space on the floor above with seating and a bar, noting they will be having food service provided by the Public House. He stated a pathway will be created where they can go back and forth with the Public House. Mr. Moore noted the new plan will create ambiance, noting the Public House came up with a good solution for back-of-house storage space.

Mr. Moore reviewed a new room which is being created from previously walled-in space in the Public House. He stated they want a bar to service the other side, showing how this will be accomplished. He noted the bathrooms are also being redone. He stated these are big differences that people will notice, including the removal of the elevated floor, which will create an entryway

platform with a ramp down to the bar level. He stated they will also have more seating. Mr. Moore stated the Loprinos asked for another door, describing where this would be located.

Mr. Moore stated these are most of the changes that are being driven by the prospective tenants.

Mayor Turner opened the floor to questions or comments from the Council.

In response to a question from Councilman Flynn, Mr. Moore stated a final solution has not been developed for garbage enclosures, noting consideration is being given to the current area with better fencing or compactors.

Mr. Moore also stated some of the changes are being done to accommodate the unique challenges to address the needs of MobCraft. He stated the main entrance will be into the stairway, which will result in better orientation, allowing patrons to come into the lobby or to the elevator. He stated this will also showcase the current exterior of the building.

Mr. Christensen noted the recommended location for a second elevator, if one were to be installed.

Mayor Turner noted this is the biggest change Council must think about, opining the need is there. Mr. Christensen stated Staff does not need a decision today as the numbers have not been solidified. He noted the approximate number is \$375,000 to \$450,000. Mr. Moore showed where the second elevator would fit in the lobby, which will require an overlap of existing windows. He stated this elevator would service the Courthouse-side only, making three stops in the basement, first floor, and second floor.

A brief discussion ensued in response to Councilwoman Piersall's questions about whether a need has been identified for a second elevator. Mayor Turner noted when Gary Anderson developed the original plan, the event space may not have been fully developed. He noted the City will not be able to go back and add an elevator if it finds there is a need later, so this should be carefully evaluated at this time. Mayor Turner stated there could be 180 people on the second floor for an event, MobCraft and the Public House both having brisk business going on, and a Paint and Sip scheduled, all with one elevator to service all of the people and the workers. He stated his concern there will be a lot of dissatisfaction from building patrons and businesses.

Councilman Flynn stated if there is an event, and something happens to the elevator, there should be a way to get downstairs. Mr. Christensen stated other plans are being explored.

Mayor Turner stated he is proud of this plan, noting the changes as well as accommodating the tenants' concerns and for the tenants to be excited with the modifications is fantastic.

Discussion continued regarding the need for a second elevator. Councilwoman Piersall noted the original intent of the elevator was not as much about moving people, but rather was to make the building ADA compliant. She stated she would like to have more of an idea of cost, because she is surprised by the discussion of a second one. She opined plenty of people can use the stairs. Mr. Christensen stated the Construction Manager mentions there could be a lift-type system for emergencies, noting it could also be used for garbage. Councilman Nierman stated another advantage of the second elevator is it would keep the main elevator from being used for moving materials and garbage thru the building. Mr. Christensen stated this will be investigated further.

Mayor Turner stated he is okay with spending the money for a second elevator, noting he wishes to do the rehab right, as the building will last for decades. He asked Staff to keep pursuing alternatives.

In response to a question from Council, Mr. Moore confirmed that in order for this present floor plan to work, geothermal must be used. Mr. Christensen stated information on the difference in costs is still needed. Noting this question must be answered, Mayor Turner asked if the information can be available by the next meeting. Mr. Christensen stated Staff is trying its best to get the geothermal option hammered out, noting it is much more expensive to put in the wells, but there are cost savings in other ways, briefly discussing how these costs could be recovered.

Mr. Christensen noted Staff is requesting Council's consensus for several items required to proceed with this project, including \$20,000 to hire a kitchen designer and \$25,000 for geothermal testing, noting Staff will make sure the difference in costs is reasonable before moving forward. It was the consensus of the Council that these should be completed.

Noting the Creative Woodstock proposal looks at the Gallery as one big room, Councilman Flynn asked if that is the proposal. Mr. Moore stated the Gallery needs to be divided up. He stated Ethereal now is focusing on the south meeting room as a bridal suite, which allowed for the addition of two additional bathrooms, as requested by Ethereal. He stated they also wish to put a permanent bar in the Judge's Chambers for events. Mayor Turner stated this will be done in a way that preserves the essence of the room. In response to a question from Councilman Flynn, Mr. Moore confirmed the plumbing will be replaced.

Mr. Moore and Mr. Christensen then went over the Old Courthouse and Sheriff's House Expense/Revenue Projections. Mr. Moore noted the total rehabilitation costs for the project will be \$11,961,500 with \$8,513,387 in Qualified Rehabilitation Expenditures, noting this is what the City will be eligible for historic tax credits, explaining this further. He stated total funding provided by historic tax credits for the project will be \$3,571,638. Mr. Moore stated the General Obligation Bond will be for \$4,795,000, which will be paid off in 16 years with a yearly payment of \$416,326. Mr. Christensen talked about operating revenue and costs as well as anticipated cash flows and preferred returns for the investors. He stated the figures provided are rough, noting the Construction Manager is fine tuning the numbers to get them closer.

In response to a question from Councilwoman Piersall, Mr. Christensen confirmed after the bond is paid off, the City is estimate operating the building at break-even. She stated these are thrilling numbers, noting now Council can say the building is being saved and will be profitable in 15 years.

Mayor Turner opened the floor to public comment, with no public comments forthcoming. Mayor Turner stated this is a good plan, opining without Staff's expertise, the project would not be moving forward in a favorable manner.

FUTURE AGENDA ITEMS

Mayor Turner stated he would like to get some form and concept for the Benton Street mural from the Arts Commission, asking this to be on the October 19 or early November agenda. He stated in this way the project could go to market to be able to begin work in the spring.

There were no further additions, deletions, or corrections to the tentative future agendas.

ADJOURN

Motion by W. Piersall, second by G. Tebo, to adjourn this regular meeting of the Woodstock City Council to the next regular meeting on Tuesday, October 7, 2021, at 7:00 PM in the Council Chambers at Woodstock City Hall. Ayes: D. Flynn, L. Lohmeyer, T. Nierman, W. Piersall, G. Tebo, and Mayor M. Turner. Nays: none. Abstentions: none. Absentees: B. Seegers. Motion carried.

The meeting was adjourned at 9:18 PM.

Respectfully submitted,

Cindy Smiley
City Clerk